

CONTEMPORARY DESIGNS

2018 HOUSE REVIEW THEMES
DECEMBER Single-Family Homes and Neighborhood for Rent

Defining contemporary design can be tricky. These projects showcase its timeless appeal

By Larry W. Garnett, FAIBD, House Review Lead Designer

While there's considerable confusion regarding the variety of hometypes, contemporary and modern are likely the most misunderstood. Low-slope roofs and expansive glass come to mind for many of us, while others may use "contemporary" or "modern" to label any design that deviates from the use of traditional and familiar roof lines, window patterns, and materials. Though many of these new designs utilize conventional forms and materials, some borrow details and material palettes for more traditional styles.

The following projects from our team feature an array of designs. One concept shown here offers both a traditional form with details that give the project a fresh, modern appeal, as well as an alternate exterior with a more contemporary look.

Regardless of the labels we attach to any structure's style, it's the thoughtful use of scale, proportion, and materials that results in a timeless design.

Using contemporary design for three-story attached product is suitable for both suburban and urban locations



ROW TOWNHOMES



URBAN INFILL

Row Townhomes

Vertical definition to break down the scale, along with the use of traditional materials, such as board and batten and lap siding, with clean trellis and railing designs and shed-roof elements speaks to the contemporary vernacular while feeling residential for suburban locations.



- A** Tandem unit for density
- B** Outdoor private deck space
- C** Galley kitchen allows for split dining and living

SUBURBAN ROW TOWNHOMES, URBAN INFILL LIVE/WORK

ARCHITECT

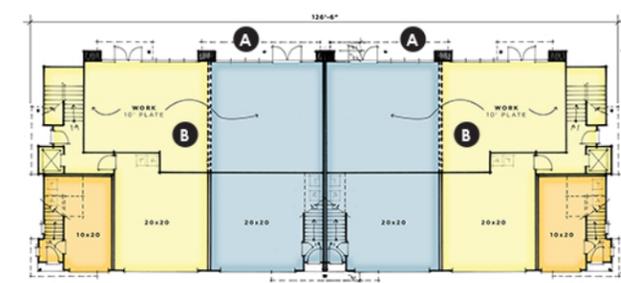
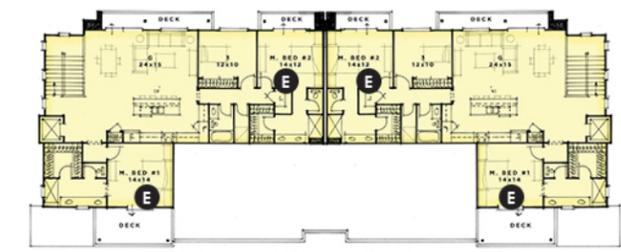
Kevin L. Crook
 kcrook@klcarch.com
 949.660.1587

PLAN SIZE-TOWNHOMES

Width: 120 feet, 6 inches
 Depth: 50 Feet, 4 inches
 Living Area (three units):
 1,538 sf, 1,810 sf, 1,826 sf

PLAN SIZE-URBAN INFILL

Width: 126 feet, 6 inches
 Depth: 48 Feet, 4 inches
 Living Area (three units):
 1,084 sf, 1,375 sf, 2,149



Stacking flats above a retail or commercial base allows for horizontal defining elements that emphasizes contemporary components of glass railings, steel columns, and inset stained cladding, promoting a modern look and feel that's well suited to major boulevards in urban infill locations.

- A** Public storefront
- B** Work area can be converted into lock-off livable space
- C** Carriage flat over garage
- D** Shopkeeper flat over work space
- E** Dual master flat